

A stylized, geometric mountain range graphic in shades of gray, composed of overlapping, angular shapes that create a sense of depth and perspective. The mountains are rendered in a minimalist, blocky style, with varying heights and widths, set against a dark gray background.

# HIGHLINE

AT GARIBALDI SPRINGS

– COTTAGE COLLECTION –



# WILD BY NATURE

Nestled between Whistler and Vancouver  
in beautiful Squamish, the striking collection  
of cottages at Highline by Polygon is designed  
for those who feel most at home in nature.

ATWELL PEAK, GARIBALDI PROVINCIAL PARK

A woman wearing a black helmet and a green long-sleeved shirt is riding a black mountain bike through a forest. She is smiling and looking towards the right. The forest has tall, thin trees and a ground covered in ferns and moss. The image is framed with a white border on the left and top, and a dark grey border on the right and bottom.

# ADVENTURE CAPITAL OF CANADA

The Canadian West Coast is known the world over for its stunning nature. Landmark mountains like the Stawamus Chief, postcard-worthy inlets like Howe Sound and epic basecamps for every mountain adrenaline sport you can think of, have put Squamish on the radar of outdoor enthusiasts up and down the West Coast and beyond. Whether you hike, ride or climb, or you ski, surf or sail, you do it as much for the rush and challenge, as for the privilege of doing it in such breathtaking wilderness.

TRAIL: ROLLERCOASTER



FERGIE'S CAFE



THE VALLEY LIVING



SAHA EATERY



BACKCOUNTRY BREWING

## SMALL CITY VIBES

A logging town that evolved by the hand of its founding families, Squamish quickly grew into the ideal base camp for avid adventurers up and down the West Coast. Linking Vancouver and Whistler in under an hour on either side, and featuring some familiar and favourite urban trappings alongside revamped mom-and-pop shops, Squamish manages to maintain that small-town feel that's a big part of its charm.



TEAG + GRAY

## BRACKENDALE

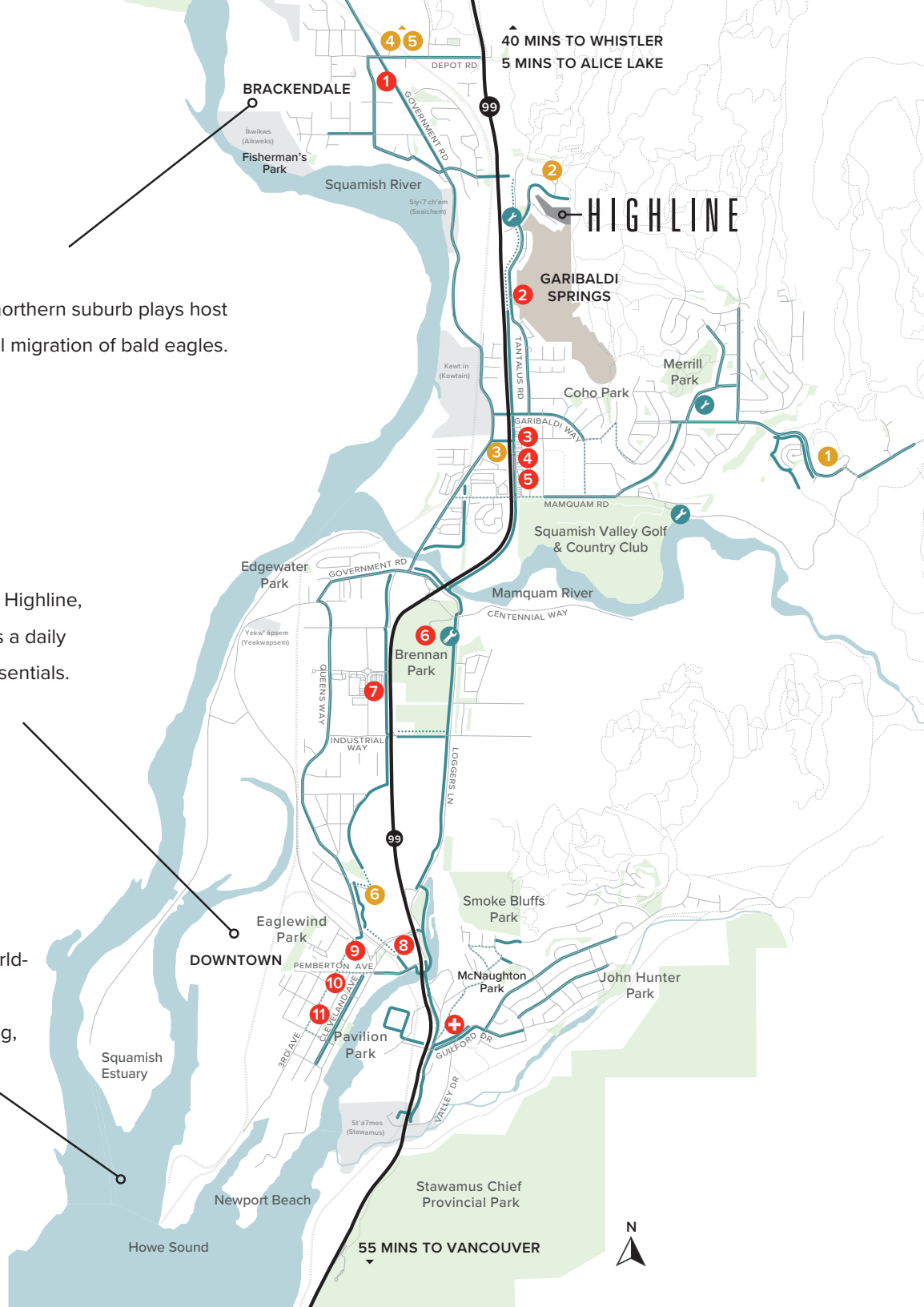
Squamish's riverfront northern suburb plays host to a spectacular annual migration of bald eagles.

## DOWNTOWN




A 10-minute drive from Highline, downtown Squamish is a daily destination for life's essentials.

## HOWE SOUND



This unique fjord with dramatic views is a world-renowned destination for sea kayaking, sailing, kiteboarding, paddleboarding and fishing.



## GETTING AROUND

-  Bike routes
-  Future routes
-  Adventure Hubs

## COMMUNITY ESSENTIALS

-  Hospital
-  Brackendale General Store
-  Norman Rudy's Pub
-  Your Independent Grocer
-  London Drugs
-  Anytime Fitness
-  Brennan Park Recreation Centre
-  Walmart
-  Nesters Market
-  Save-On-Foods
-  Shoppers Drug Mart
-  Squamish Public Library

## NOTABLE SCHOOLS

-  Quest University
-  Skyridge Montessori
-  Mamquam Elementary
-  Brackendale Elementary
-  Don Ross Middle
-  Howe Sound Secondary

# RETURN TO WILD

*“Rewilding” is a progressive approach to conservation. Essentially defined as returning parcels of urban and suburban land to Mother Nature’s hand, either by leaving them alone or by reseeding them with species from native landscapes. Rewilding is a critical dimension of the Garibaldi Springs story, adding to the lifestyle and longevity of its communities.*

**90**  
ACRE




ECOLOGICAL RESERVE: 70 ACRES  
OF FOREST, 20 ACRES OF WETLANDS

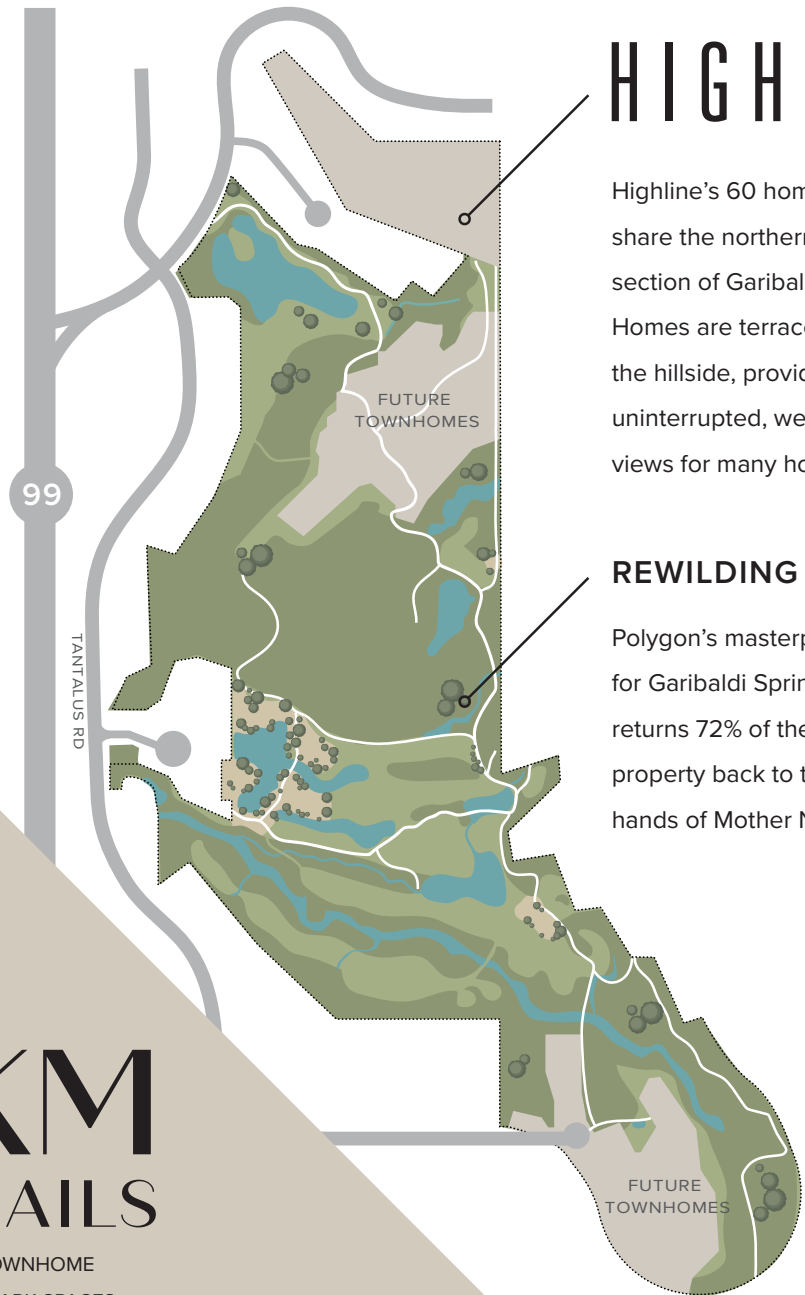
**+3**  
ACRES

NEW, FULLY ACCESSIBLE  
PUBLIC PARK SPACES

**3 KM**  
OF TRAILS

CONNECTING NEW TOWNHOME  
COMMUNITIES WITH PARK SPACES

PUBLIC PARKS   
FOREST   
TRAIL NETWORK 



## HIGHLINE

Highline’s 60 homes share the northernmost section of Garibaldi Springs. Homes are terraced onto the hillside, providing uninterrupted, west-facing views for many homes.

## REWILDING

Polygon’s masterplan for Garibaldi Springs returns 72% of the property back to the hands of Mother Nature.

# MODERN MOUNTAIN ARCHITECTURE

Highline homes are comfortable base camps for families who enjoy spending as much time outdoors as possible. These modern mountain homes make a strong first impression with sharply pitched rooflines and black framed windows, accented by engineered stone and natural wood timbers.





# CREATURE COMFORTS

Home interiors are as cozy as they are modern. Bright and open spaces are designed around a gourmet kitchen with a spacious island that becomes a natural gathering point for friends and family. Recharge in spa-inspired ensuites with dual sinks, under-cabinet motion lighting and luxurious showers with integrated bench seating and a hand-held shower wand.



# HIGHLINE

AT GARIBALDI SPRINGS

## FEATURES



### DOUGLAS COTTAGE SERIES

#### DISTINCTIVE HOMES

- Nestled between Whistler and Vancouver in beautiful Squamish, this striking collection of two-bedroom cottages are designed for those who love spending time in the outdoors
- Enjoy being surrounded by nature, with a 90-acre ecological reserve and a 3-acre community park as your neighbours
- Explore walking and biking trails just steps away from home, connecting you to Squamish's extensive trail network
- Highline makes a strong first impression with modern mountain-inspired architecture featuring sharply pitched rooflines and black-framed windows, accented by natural wood timbers, a rich siding palette and engineered stone
- Expansive windows fill homes with natural light and provide stunning mountain and valley views (most homes)
- Entertain on your patio and enjoy outdoor living in your own yard
- Grand entry monuments greet you as you enter the community

#### IMPRESSIVE INTERIORS

- A metal front-entry door, illuminated address plaque, decorative rain chain and doorbell, modern LED lighting and black hardware welcome you home
- Nine-foot ceilings in main living areas and in the main bedroom create an airy, elegant feeling

- Rich laminate wood flooring runs in the entryway, kitchen and living/dining areas
- Plush carpeting in bedrooms puts warmth and comfort at your feet
- Homes are outfitted in one of two designer-selected colour schemes: Dawn or Dusk
- Create a comfortable environment with electric baseboard heating and individually controlled thermostats
- An attic with pull down ladder and bike storage room provide space to store all your outdoor adventure gear

#### GOURMET FAMILY KITCHENS

- Contemporary flat-panel custom cabinetry with brushed nickel hardware
- Experience the everyday luxury of engineered stone countertops with a full-height porcelain tile backsplash
- A spacious kitchen island becomes a natural gathering place
- Light up your work area with contemporary pot lighting and under-cabinet lighting
- A roll-out recycling bin to help you easily do your part for the environment
- Sleek stainless steel KitchenAid appliances coordinate beautifully:
  - 30"-wide glass-top electric range with oven
  - 24"-wide dishwasher
  - 30"-wide variable-speed hood fan with light

- 36"-wide stainless steel refrigerator with bottom-mount freezer, an ice maker and a water dispenser
- Meal prep and cleanup are a breeze with a double-bowl undermount stainless steel sink featuring a single-lever low-flow faucet with pullout vegetable sprayer

#### SPA-INSPIRED BATHROOMS

- All ensuites offer a luxurious frameless shower complete with engineered stone bench seating and a hand-held shower wand
- Ensuites also feature dual sinks, vanity lighting, under-cabinet motion lighting, engineered stone countertops and an integrated backsplash
- Main bathrooms feature engineered stone countertops, a bathtub with a ceramic tile surround, a porcelain sink and vanity lighting
- Porcelain tile flooring and flat-panel cabinetry with brushed nickel pulls create a sleek-sophisticated look
- Conserve water with dual-flush toilets

#### THOUGHTFUL CONVENIENCES

- Two hose bibs: one in the front and one at the rear of the home
- Multimedia internet connections for high-speed access
- A rough-in to wall-mount your TV in the living space
- Roller shades on all windows provide additional privacy

- Enjoy a surface parking space, equipped with a Level 2 EV rough-in

#### SAFETY AND SECURITY

- Keep your home and family safe with hard-wired smoke detectors, carbon monoxide monitors and sprinklers
- Exterior doors feature deadbolt locks
- Your home is backed by the comprehensive Travelers 2-5-10 Year Home Warranty, including coverage for:
  - Materials and labour (2 years)
  - Building envelope (5 years)
  - Structural components (10 years)
- Enjoy Polygon's after-sales care, provided by our dedicated Customer Service team

#### OPTIONS

- Stacking washer and dryer
- Microwave with designer trim kit
- Air conditioning\*

*\*Contact sales staff for details.*

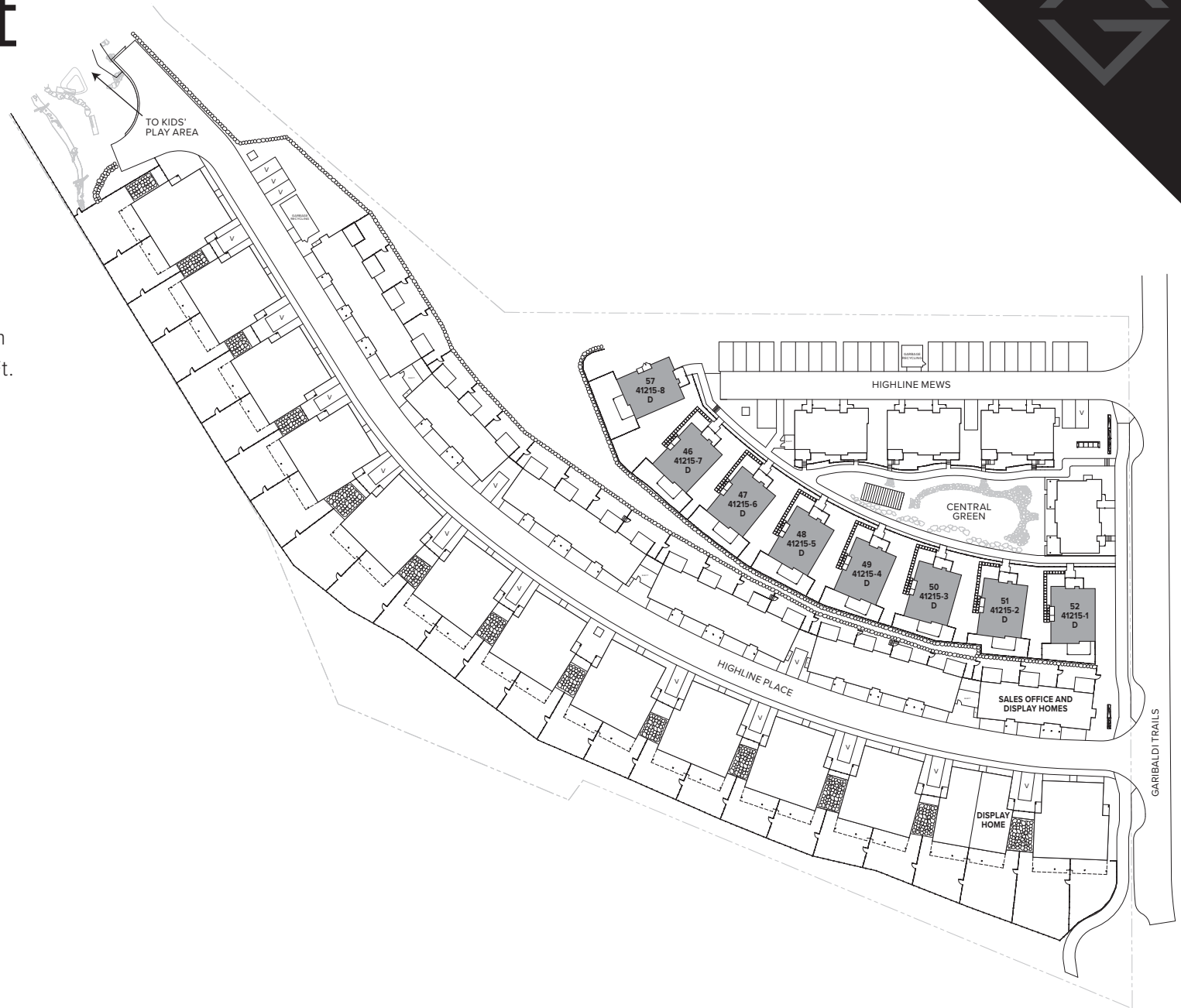
# HIGHLINE

AT GARIBALDI SPRINGS



## SITE PLAN

**D** DOUGLAS SERIES  
2 bedroom / 2 bathroom  
Approx. 1,179 – 1,198 Sq.Ft.



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Highline are built by Polygon Highline Homes Ltd. and Polygon Garibaldi Springs Homes Ltd.

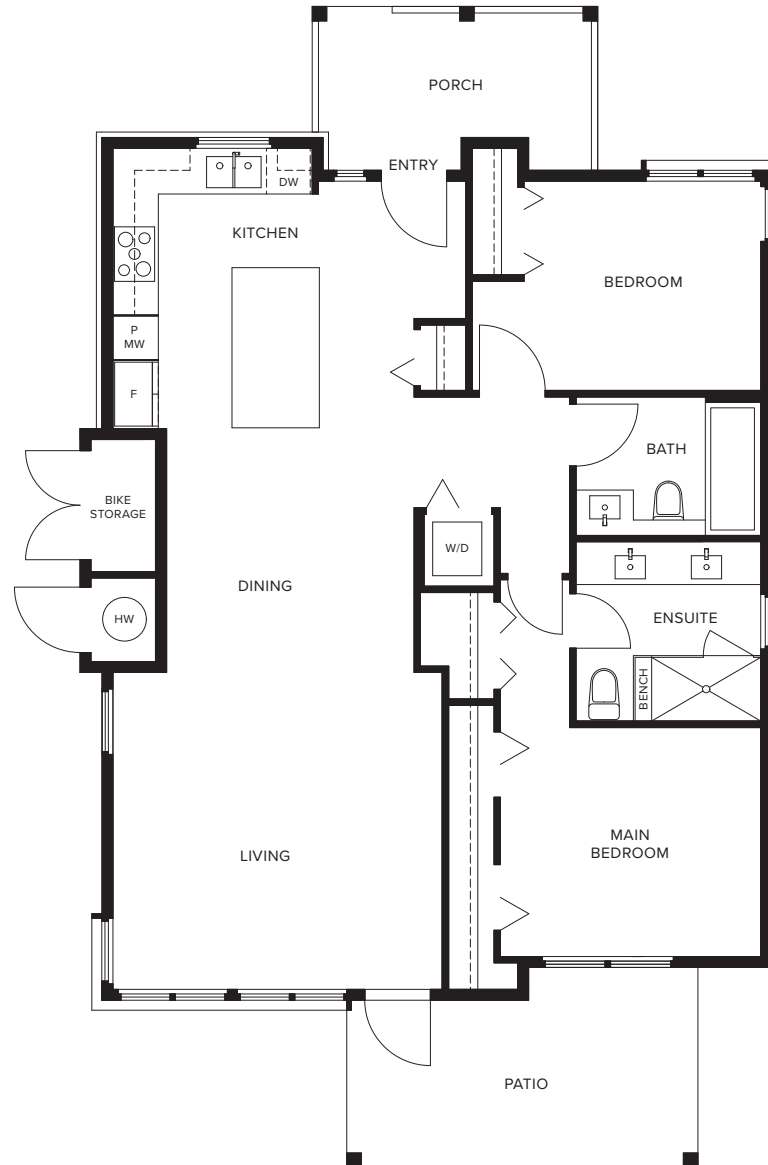
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## PLAN D

DOUGLAS SERIES

2 bedroom / 2 bathroom / Approx. 1,179 – 1,198 Sq.Ft.



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ETON, VANCOUVER

JUNIPER AT TIMBER COURT, NORTH VANCOUVER



HADLEIGH ON THE PARK, COQUITLAM



PROMENADE, NORTH VANCOUVER



SEVEN PEAKS, SQUAMISH

# BUILT RIGHT BY POLYGON

The quality homes at Highline are built with care by Polygon Highline Homes Ltd. and Polygon Garibaldi Springs Homes Ltd. With over four decades of homebuilding in British Columbia, the Polygon family of companies has built more than 32,000 homes throughout the Lower Mainland, from concrete high-rises and wood-frame condominiums to townhomes and single-family communities. During that time, Polygon has earned the trust of thousands of families by committing to quality design, sound construction and exceptional customer service.





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**POLYGON**

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POLYGON GARIBALDI SPRINGS HOMES LTD.